

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On June 13, 2011 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on June 13, 2011 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF June 6, 2011. Mr. Norman moved and Mr. Valengavich seconded a motion to accept the minutes of June 6, 2011. The motion passed unanimously.

REAL ESTATE- OLD BUSINESS

REAL ESTATE- NEW BUSINESS

PRB # 11 - 118 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-060
Grantor: Robert J. Biella
Property: 0 & 63 Spring Street, Newington, CT

Project Purpose: New Britain/Hartford Busway

Item Purpose: **0 Spring Street** – Acquisition of 1,744 SF transportation easement, 535 SF slope easement and compensation for associated site improvements.
63 Spring Street – Acquisition of a 21 SF transportation easement, 1,944 SF slope easement and a 1,946 drainage right of way and compensation for associated site improvements.

Ms. Goodhouse noted that this acquisition is for the New Britain/Hartford Busway, and based on the appraisals, DOT began a negotiation to purchase the required easements for \$28,500. According to James Mason of the DOT, the grantor accepted the damages offer of \$28,500, but requested that the 5,732 sf slope easement, which was to be an open ditch on 63 Spring Street, be a slope and drainage easement, and be piped instead of an open ditch. DOT agreed to redesign the easements to include a defined drainage right of way that directs water to a culvert to drain to a 24" R. C. pipe. The taking area 63 Spring Street has been revised as follows:

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 13, 2011

Page 2

Easement	Original Design	Revision	Change
Slope	5,732 SF	1,944 SF	-3,788 sf (.087 acres)
Drainage R. O. W.	537 SF	1,946 SF	+1,409 sf (.032 acres)
Total	6,279 SF	3,890 SF	-2,379 sf (0.55 acres)

If the revised easement area affecting 3,890 SF had been valued at \$4.39/SF x 50%, the appraisal may have indicated total damages of \$5,261.45 less than the negotiated amount. Ms. Goodhouse recommended that this item be suspended so that she could request from the DOT information on the valuation of the revised easement area.

PRB # 11 - 120 **Transaction/Contract Type:** RE / Admin. Settlement
Origin/Client: DOT / DOT
Project Number: 301-72-002
Grantor: 25 Van Zant Street Condominium
Property: 25 Van Zant Street, Norwalk

Project Purpose: Upgrade and replacement of electric traction substations.
Item Purpose: Acquisition of a 940 SF easement for transportation purposes, 3,680 SF permanent access easement to the rail line ROW, two (2) temporary work area easements totaling 2,436 SF, a *Hold Harmless Agreement* and additional compensation to the owner including a waiver and an easement comprising approximately 0.33-acres for parking.

Recommendation: Ms. Goodhouse recommended Board approval which provides to the state: an easement for transportation purposes of 940 sq. ft.; permanent access over an easement area of 3,680 sq. ft. to the New Haven Rail Line right of way for construction, future reconstruction and maintenance. DOT uses the access 1-3 times per month for maintenance purposes; two temporary work areas that total 2,436 sq. ft. to be used during construction activities; the right to install plantings and remove trees; and hold harmless from any claims from the Grantor for past damages, trespass, or unauthorized use of the Grantor's property.

The Agreement provides the Grantor: payment of \$63,300 for the easements and considerations described above; waiver of \$35,300 owed DOT in back rent for the Grantor's use since 1976 of 0.33 acres for parking use; and an easement from the state allowing the Grantor use of 0.33 acres for parking use.

The site is 4.78 acres of Industrial zoned land, improved with approximately 75 industrial condominium units. DOT appraised the site value at \$30.00/sq. ft., or \$6,246,500. The Administrative Settlement appears to fairly compensate the Grantor for the easements taken, and ends a long-standing dispute between DOT and the Grantor with respect to the state's access to the rail line and the Grantor's use of parking spaces that are located on state property.

DOT estimated the value of the easements acquired to be:	\$240,000
DOT estimated the value of 0.33 acres, as a release to Grantor:	<u>\$172,500</u>

Net damages, if interest in 0.33 release area transferred to Grantor:	\$ 67,500
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Based on this valuation, DOT negotiated a settlement in the amount of \$63,300. DOT will retain ownership of the 0.33 acres, granting an easement for use of same to the Grantor.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

PRB # 11-110 **Transaction/Contract Type:** AE / Contract Amendment
Project Number: BI-2B-034A **Origin/Client:** DPW/DPW
Contract: BI-2B-034A-ARC, Contract Amendment #1

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting, June 13, 2011

Page 3

Consultant: Hoffman Architects, Inc.
Property: 25 Sigourney Street Parking Garage, Hartford

Project Purpose: Repairs and Improvements to the Sigourney Street Parking Garage.
Item Purpose: A/E Contract Amendment #1 to compensate the architect for additional services related to on-site evaluations, post tension strand investigations, corrosion potential tests, revised design plans and construction administration fees.

Mr. Dillon reported that he had met with the DPW to discuss the Board's review of Contract Amendment #1, the results of which were communicated to DPW after the Board's May 13, 2011 meeting. Mr. Dillon said that DPW concurred with the Board opinion that the construction administration scope be eliminated from the amendment. He recommended that the proposal be returned to DPW for revision.

ARCHITECT-ENGINEER - NEW BUSINESS

OTHER BUSINESS, REAL ESTATE/ARCHITECT-ENGINEER

The Board took the following votes in Open Session:

PRB FILE #11-110 - Mr. Norman moved and Mr. Valengavich seconded a motion to return PRB File #11-110 to Public Works, with the comment that the Board supports Public Work's proposal to authorize the consultant to complete a condition re-assessment report, post-tension strand evaluation, re-evaluation of repair options, and preparation of a new set of construction documents related to the Sigourney Street Garage. However, based upon discussions between SPRB staff and DPW, the Board is returning the contract for elimination of the construction administration scope as agreed by both parties. The motion passed unanimously.

PRB FILE #11-118 - Mr. Pepe moved and Mr. Norman seconded a motion to suspend PRB File #11-118, pending the receipt of additional information about the negotiated settlement. The motion passed unanimously.

PRB FILE #11-120 - Mr. Norman moved and Mr. Pepe seconded a motion to approve PRB File #11-120. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary